(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069239 DEEDWARR
Recvd: 08/10/16 11:04 2 pgs
Fees:13.00 Taxes:528.73
20160810-0083181

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lizzie Azbill	Lizzie Azbill	43-04-0/6.00
(NAME)	(NAME)	
113 Warren Drive	113 Warren Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James A. Peplinski and William D. Mohr,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lizzie Azbill,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 12 on the plan of Swinging Bridge Heights, of record in Book 2854, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James A. Peplinski and William D. Mohr by Cash Deed for Tennessee from Alphonso Jackson, acting Secretary of Housing and Urban Development, dated December 19, 2003 and filed for record January 5, 2004 as Instrument NO. 20040105-0001262 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 2854, page 114, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 113 Warren Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 8th day of August, 2016.

James A. Peplinski, by Triston Jacobs, his attorney in fact

William D. Mohr, by Triston Jacobs, his attorney in fact

State of Tennessee
County of Davidson

On this the 8th day of August, 2016, before me personally appeared Triston Jacobs. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Peplinski and William D. Mohr, and who acknowledged that he executed same as the free act and deed of the said James A. Peplinski and William D. Mohr, by virtue of that Specific Power of Attorney, duly executed by the said James A. Peplinski and William D. Mohr duly recorded in instrument No. 20160810-0083180 and Instrument NO. 20160810-0083179 respectively in Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 8th day of August, 2016.

Notary Public Judith L. Jacobs
My Commission Expires: 1-2020



File No.: 201607047